

PB# 05-33

**Michelle Winchester-Vega
(SP)**

47-1-1

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 5-2-2006

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#369-2007

05/09/2006

Llc, Michele R. Winchester-vega #05-33

Received \$ 125.00 for Planning Board Fees, on 05/09/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 5-33

NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993

APPLICANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/19/2006	2%OF COST EST\$46,532. INS	CHG	931.84		
05/03/2006	REC. CK. #137	PAID		931.84	
		TOTAL:	931.84	931.84	0.00


5/9/06

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-33

NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993

APPLICANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/24/2005	REC. CK. #3765	PAID		750.00	
10/26/2005	P.B. ATTY. FEE	CHG	35.00		
10/26/2005	P.B. MINUTES	CHG	35.00		
02/22/2006	P.B. ATTY.FEE	CHG	35.00		
02/22/2006	P.B. MINUTES	CHG	105.00		
04/18/2006	P.B. ENGINEER FEE	CHG	569.20		
05/02/2006	REC. CK. #136	PAID		29.20	
		TOTAL:	779.20	779.20	0.00



5/9/06

05-33

Vega Site Work Construction Budget				
Item	Quantity		Unit Price	Total
Site Work:				
◆ Site lighting	4	PC	\$4,000	\$ 16,000.00
◆ Rough grading/Demolition				\$ 5,000.00
◆ Final grading				\$ 2,000.00
◆ Pavement	6,820	SF	\$ 1.50	\$ 10,230.00
◆ catch basins	1	CB	\$ 1,000.00	\$ 1,000.00
◆ piping	76	LF	\$ 25.00	\$ 1,900.00
◆ Signage	1		\$ 1,000.00	\$ 1,000.00
◆ Landscaping	19	pc	\$ 200.00	\$ 3,800.00
◆ Pre-Molded Rubbermaid Garbage Containers	4	pc	\$ 50.00	\$ 200.00
Total:				\$ 41,130.00

Gave plan + cost est. to Mark E. 3/15/06.

P.B.# 05-33

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◆ catch basins	1	CB	\$ 1,000.00	\$ 1,000.00
◆ piping	76	LF	\$ 30 25.00	\$ 1,900.00
◆ Signage	1		\$ 1,000.00	\$ 1,000.00
◆ Landscaping	19	pc	\$ ✓ 200.00	\$ 3,800.00
◆ Pre-Molded Rubbermaid Garbage Containers	4	pc	\$ 50.00	\$ 200.00
Total:				\$ 41,130.00

12,276
2,700
2,280

4' concrete sidewalk
Striping
H/C signage

25 SF \$38 \$ 950
14 EA \$9 \$ 126
1 EA \$200 \$ 200
\$ 46,532

3/27/06

Inspect fee

931.84

PLANNING BOARD
TOWN OF NEW WINDSOR

p06

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STATUS [Open, Withd]
A [Disap, Appr]

NUMBER: 5-33
NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993
CANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

ETING-PURPOSE-----ACTION-TAKEN-----

ANS STAMPED APPROVED

3. APPEARANCE LA:ND WVE PH APP CON
. ADD LIGHTING - ENCLOSURE FOR GARBAGE - CORRECT BULK TABLES -
. COST ESTIMATE - NEED FIRE APPROVAL

ARKSHOP APPEARANCE SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-33

NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993

APPLICANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/19/2006	APPROVAL FEE	CHG	125.00		
05/02/2006	REC. CK. #135	PAID		125.00	
		TOTAL:	125.00	125.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

April 19, 2006

Dr. Michele Winchester-Vega
339 Blooming Grove Tpk.
New Windsor, NY 12553

SUBJECT: P.B. #05-33 SITE PLAN - ADDITION

Dear Dr. Vega:

Please find attached printouts of fees due for subject project.

Please make payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	125.00
Check #2 - Amount over Escrow posted.....	\$	29.20
Check #3 - 2% of Cost Est. (\$46,532.) inspection fee.....	\$	931.84

Upon receipt of these checks and ten (10) sets of plans, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/19/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
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04/19/2006	APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/19/2006

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PLANNING BOARD
TOWN OF NEW WINDSOR

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 33

FOR WORK DONE PRIOR TO: 04/18/2006

										DOLLARS		
TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
5-33	276950	10/05/05	TIME	MJE	WS DR WINCHESTER	99.00	0.40	39.60				
5-33	278911	10/26/05	TIME	MJE	MM Vega to SEA	99.00	0.10	9.90				
5-33	279223	10/26/05	TIME	MJE	MR WINCHESTER VEGA S/P	99.00	0.40	39.60				
5-33	284060	12/07/05	TIME	MJE	WS VEGA SP	99.00	0.40	39.60				
								128.70				
5-33	284785	12/16/05			BILL 05-1815						-128.70	
											-128.70	
5-33	286507	01/04/06	TIME	MJE	WS VEGA S/P	115.00	0.40	46.00				
5-33	289069	01/18/06	TIME	MJE	MC OCDF REF VEGA S/P	115.00	0.40	46.00				
5-33	289071	01/19/06	TIME	MJE	MC DOT REF VEGA S/P	115.00	0.40	46.00				
5-33	292655	02/17/06	TIME	MJE	MR WINCE VEGA SITE PLAN	115.00	0.60	69.00				
5-33	292735	02/17/06	TIME	MJE	PM WINCE VEGA W/CHAINAGE	115.00	0.20	23.00				
5-33	292664	02/18/06	TIME	MJE	MR WINCE VEGA SITE PLAN	115.00	0.10	11.50				
5-33	292802	02/22/06	TIME	MJE	MM W-Vega Cond S/P APP	115.00	0.10	11.50				
5-33	292807	02/22/06	TIME	MJE	MM L/A P/Rev'd Reg Dec	115.00	0.10	11.50				
								264.50				
5-33	292203	02/17/06			BILL 06-544						-128.00	
											-128.00	
5-33	298806	03/27/06	TIME	MJE	MC VEGA S/P BOND	115.00	0.40	46.00				
5-33	298605	03/27/06	TIME	MM	MR VEGA BOND REVIEW	99.00	0.50	49.50				
5-33	298816	03/29/06	TIME	MJE	PM VEGA W/MM	115.00	0.30	34.50				
								130.00				
5-33	297459	03/23/06			BILL 06-763						-126.50	
											-126.50	
5-33	300962	04/18/06	TIME	MJE	MC Vega Closeout & TERM	115.00	0.40	46.00				
								569.20				
TASK TOTAL								569.20			-393.20	
									0.00		176.00	
GRAND TOTAL								569.20			-393.20	
									0.00		176.00	

MYRA

ZBA_REFERRALS:

339_BLOOMING_GROVE_TPK_(MICHELLE_WINCHESTER-VEGA_

(05-33)

MR. PETRO: ZBA referrals, Blooming Grove Turnpike. Additional parking to accommodate proposed addition to existing doctor's office. Someone here to represent this?

DR. WINCHESTER-VEGA: I expected Anthony so perhaps he's not coming tonight.

MR. PETRO: And what is it exactly you want to do?

DR. WINCHESTER-VEGA: We're looking to add 765 square feet to the rear of the building for office space and storage.

MR. MASON: Just for the record possibility I may have an interest in doing some construction down there so I will excuse myself from this.

MR. PETRO: So noted. We looked at this sometime ago, they did some improvements there, it was a number of years now. Mark, my first question is we're referring this to the zoning board for side yard, what's it going there for?

MR. EDSALL: There's an existing non-conformity for developmental coverage that could continue but as a result of the addition even if it went up one percent more they need to go to the zoning board because they are increasing the non-conformity. So there's a necessary trip to the ZBA. So that's the first reason. The second reason is based on their layout needs for the office they prefer the nearly square addition at the rear which creates a slight encroachment into the setback to Caesar's Lane closer than the existing pre-existing non-conformity.

MR. ARGENIO: Five or seven feet, correct?

MR. EDSALL: Well, it's 28.2 and they want 25, so it would be 3.2 additional feet, that's the second reason why they're going over, if they for some reason can't get that variance they can always change to a less desirable configuration. The third reason that we're just advising the ZBA is that they have a pre-existing non-conformity of five deficient parking spaces they're continuing that now the history of the zoning board that when they have an application before them they normally will grant that variance just to have that on the record as well but that's a continuation of a deficiency of five so alone that wouldn't send them over but while they're there they can take care of it.

MR. PETRO: Not making it larger because of the additional square footage?

MR. EDSALL: They're actually adding more spaces so they're still five short.

MR. ARGENIO: Maintaining the same deficiency.

MR. EDSALL: Correct and that's about it.

MR. PETRO: How about signage, do you want any different signage? You can do everything at one time, give that some thought.

DR. WINCHESTER-VEGA: Okay.

MR. PETRO: In other words, I know the site and I don't know of any large signs or anything there.

DR. WINCHESTER-VEGA: There's beside the mailboxes I had that installed about a year or two ago.

MR. PETRO: Okay, conceptually, does anybody have a

RETAKE OF PREVIOUS DOCUMENT

October 26, 2005

6

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problem? It's a very small impact.

MR. SCHLESINGER: I have a question that I don't understand. Mark, are they adding parking spaces?

MR. EDSALL: Yes, bulk table, below the bulk table there's a calculation.

MR. SCHLESINGER: How come they couldn't add parking spaces in order to make the prior to, why couldn't they have had parking spaces before to make it conform for parking prior to?

MR. EDSALL: They could have.

DR. WINCHESTER-VEGA: Anything to expedite would be lovely.

MR. EDSALL: They could have done that, Neil, but the existing condition is a deficiency, you're absolutely right.

MR. SCHLESINGER: There's an inconsistency.

MR. ARGENIO: The standard we have maintained as long as you're not worsening a deficiency, correct me if I'm wrong, you're not worsening a deficiency.

MR. PETRO: The first time they went, if they're creating extra parking now why didn't they do it then?

MR. BABCOCK: The parking calculation that's changed since they've done this project, the way that we would do the parking calculation is total square footage, back when this building was built, there was a percentage that was put away for storage, so they weren't five short ever, they're five short to today's calculation.

MR. ARGENIO: Because of the changes in the law?

October 26, 2005

8

MR. BABCOCK: Correct.

MR. SCHLESINGER: And still doesn't make it any worse?

MR. EDSALL: Correct.

MR. PETRO: Okay.

MR. ARGENIO: I'll make a motion we determine this application incomplete at this time and refer it to the zoning board.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare that 339 Blooming Grove Turnpike be, the application is incomplete, we're going to refer you to the New Windsor Zoning Board. Is there any further comments from any of the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At the time, you have been referred to the New Windsor Zoning Board for your necessary variances. If you receive those variances, you have to put them on the plan and then come back before this board for another round.

DR. WINCHESTER-VEGA: Right and the zoning board meeting?

MS. MASON: Just call me tomorrow, I'll explain it to

October 26, 2005

9

you.

DR. WINCHESTER-VEGA: Thank you.

MR PETRO: You're going to have a public hiring so keep track what goes on there, it's very minor in nature, nobody shows for a three foot encroachment. We may waive the public hearing at that time. I'm not saying we will or won't but it's very minor so I'm just giving you--

DR. WINCHESTER-VEGA: Thank you very much.



RESULTS OF P.B. MEETING OF: February 22, 2006

PROJECT: Michele Winchester - Vega P.B. # 05-33

NEGATIVE DEC:

M) ~~len~~ S) Mn VOTE: A 5 NO

CARRIED: Y ☒ N ☐

M/M/S/ Van VOTE: A 5. N 0

CARRIED: Y ☒ N

PUBLIC HEARING: **WAIVED:** / **CLOSED:**

M) Mn S) Van VOTE: A 5 N 0 SCHEDULE P.H.: Y N ☒

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)_____ S)_____ VOTE: A_____ N_____

RETURN TO WORK SHOP: Y N

Conditional
APPROVAL:

M) M. S. Van VOTE: A 5 N 0

APPROVED: 2-22-06

NEED NEW PLANS: Y ☒ N

CONDITIONS – NOTES:

- Need Lighting
- Need enclosure for linkage canoe
- Correct Bulk tables
- Cost Estimate
- Need fire approval

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Michael Babcock, Building Inspector

FROM: Wm. Horton, Asst. Fire Inspector

SUBJECT: PA2005-993
339 Blooming Grove Tpk.
SBL: 47-1-1

DATE: March 2, 2006

Fire Prevention Reference Number: FPB-06-005

A review of the above referenced addition to existing Dr.'s office plan was conducted and is acceptable.

[illegible]



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mineny@mhepc.com

Writer's e-mail address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: 339 BLOOMING GROVE TPK SITE PLAN AMENDMENT
(OFFICE BUILDING SITE PLAN)(WINCHESTER-VEGA)
PROJECT LOCATION: 339 B.G.T. (EASTERLY CORNER – NYS ROUTE 94 & CAESARS LN)
SECTION 47 – BLOCK 1 – LOT 1
PROJECT NUMBER: 05-33
DATE: 22 FEBRUARY 2006
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION AT THE REAR OF
THE EXISTING OFFICE BUILDING. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 26 OCTOBER 2005 PLANNING BOARD
MEETING.

1. The property is located in the PO zoning district of the Town. The applicant advises that the existing building is utilized as a mix of office and professional office occupancies. The proposed site plan amendment is for a single story 765 s.f. addition at the rear of the building.

The application required relief from the Zoning Board of Appeals, for both front yard setback off Caesar's Lane, as well as a sign variance (additional non-conformances were also considered). The plan indicates the necessary variances were obtained at the 12-12-05 ZBA meeting. A record of the decision should be on file with the Planning Board.

2. I have reviewed the latest plan submitted and have the following comments:
 - The side yard values in the bulk table are still wrong. As previously noted, the required values are 20/40.
 - The indication of the number of parking spaces provided on the plan should be corrected (ie. Where 6 spaces are indicated, they count 5, and where 7 it is 8).
 - A pavement detail is not provided for on-site paving.

REGIONAL OFFICES

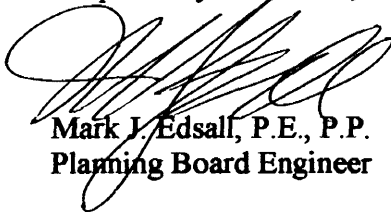
- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

3. Procedural Status:

- **SEQRA** – Lead Agency not verified. I recommend the Board formally assume the position of lead agency.
- **DOT referral** – made on 1-19-06. Not aware of any response. As this is an existing entrance being improved, it may be a permit issue only.
- **Orange County Planning Referral** – Made on 1-19-06. Returned “local determination” on 1-31-06.
- **Public Hearing** – not determined. I recommend the Board determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

4. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
5. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-33-22Feb06.doc

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-33 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: not det.

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: Felix Vega & Michele Winchester-Vega
Address: 2 Harvey Way, Newburgh, NY 12550

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: NYS Route 94 and Caesars Lane
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 47 Block: 1 Lot: 1

Present Zoning District: PO Size of Parcel: 0.45 Acres

5. Type of Review:

***Site Plan


Zone Change: From To:

Zoning Amendment: To Section

**Subdivision: Number of Lots/Units

***Site Plan: Use Gen'l & Med. Offices

Date: 1-19-06

Signature & Title: Mark J. Edsall P.E.
Mark J. Edsall, P.E., 
Planning Board Engineer



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

19 January 2006

New York State Department of Transportation
Permit Inspection Unit Office
112 Dickson Street
Newburgh, New York 12550

ATT: Siby Mary Zachariah-Carbone, Permit Engineer, Orange County East

SUBJECT: WINCHESTER-VEGA SITE PLAN – NYS RT. 94
NEW WINDSOR PLANNING BOARD NO. 05-33

Dear Ms. Zachariah-Carbone:

The Town of New Windsor Planning Board has received an application for approval of a modification to the site plan located at 339 Blooming Grove Turnpike (NYS Rt. 94) within the Town. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

Mark J. Edsall, P.E., P.P.
Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-33-DOT ref 01-19-06

REGULAR ITEMS:

339_BLOOMING_GROVE_TURNPIKE_(MICHELLE_WINCHESTER-VEGA)_

(05-33)

MR. ARGENIO: 339 Blooming Grove Turnpike site plan amendment. This application proposes addition at the rear of the existing office building. The plan was previously reviewed at the 26 October, 2005 planning board meeting. If there's somebody here to represent this, please step forward, give us your name for the record and tell us what you want to do.

MR. COPPOLA: I'm Anthony Coppola representing Michele Winchester-Vega. We were here in October last year 2005, we were quickly referred to the zoning board for a couple of different variances which I'll go through in November and successfully received those variances in December. Basically what we're doing is for my Michele there's an existing medical office building on the corner of Ceasar's Lane and New York State Route 209--

MR. VAN LEEUWEN: 94.

MR. COPPOLA: I'm sorry, 94, we're proposing a one story 765 square foot rear yard addition and then the associated site improvements that go along with that. The variances that we received basically are for the, this is a front yard setback here along Caesar's Lane, 25 foot is proposed, I think 40 is what's required. Developmental coverage we received a variance for. We had the zoning board look at parking, basically we've done a whole breakdown on parking, the gist of the parking breakdown was it was a non-conforming situation before but we're no more non-conforming now, in other words, we're adding basically the spaces that the addition is requiring but along the lines of parking, we're basically closing off the entrance on Caesar's Lane that enables us to get a few more parking spaces

around the corner. And we, the last variance we got was a sign variance, she wanted a slightly larger sign than the code allows for, sign is shown on the plan and shown on the detail. But basically, what we're proposing here like I said is a one story addition that's going to be three new offices inside the addition in the rear, a new handicapped bathroom and expansion of her waiting room, this addition will be all on an accessible level, she has a ramp in the front here. In terms of the site improvements we're basically starting out in front, we're widening the existing entrance that requires DOT approval which we do not have, I have not gotten a letter from the resident engineer, even though I've called her several times, but I still don't have that but the entrance is probably about 18 feet wide now, we're widening it I think 24 feet so that two cars can pass. As I said before, the parking lot is basically all here right now, if you look this jumble of lines there's a line that curves around here that shows where this existing parking lot is, the existing edge of pavement that's being removed, so you have pavement at this entrance that's being removed, pavement here that's being removed and got new edge of pavement here and then there's a little bit of an expansion here which you can see from the two different lines where it is and where we're proposing it to be. With that removal of the entrance along Caesar's Lane we're doing some landscaping there, there's ornamental trees and shrubbery that's shown and that's per the landscaping schedule here, we're not really providing any screening over there and just basically landscaping. In terms of the drainage right now they have two catch basins in the lot, they're small, shallow, old time catch basins, I don't even know if they have an outlet because I walked around the property, this is kind of a low point and I don't really see where they could possibly go, they don't empty out into any structures in the street, they may not go anywhere, so what we have shown on the drawings is a larger dry wall type of structure to

replace one of these, these are both connected and then we would basically follow through the course of construction. There's a note on the drawings that if they do find an outlet we're to be notified but right now it's kind of a bit of a mystery as far as where the water goes.

MR. ARGENIO: Does it go away?

MR. COPPOLA: Well, yes and no, they've had some problems with this because this is low and in the past this has flooded, so she asked me to improve it, we're improving it with a really large dry well structure that's all detailed so in terms of the volume of water that thing's going to be able to hold a lot more than this, you know, assuming there's no outlet.

MR. ARGENIO: Where is that going? Point to it on the plan.

MR. COPPOLA: It's right here.

MR. ARGENIO: That will be constructed in the parking lot?

MR. COPPOLA: Right and it's connected to here because there's, you can see but like I said, it might not go anywhere.

MR. ARGENIO: Go ahead.

MR. COPPOLA: So that's drainage. We're showing site lighting here, couple of site lamps, foot candles are shown there, we show the detail on the other sheet, basically a couple other things she'll have a rear entrance, there's a sidewalk to the rear sidewalk in the front with the ramp that remains, new parking over here, that's new, that's not there now.

MR. ARGENIO: Point to the new landscaping.

MR. COPPOLA: Well, all the, you can see the big bold letters here all that's new there's an existing tree here that we have noted an existing tree here but everything here is all new basically kind of along that edge.

MR. MINUTA: I see a marked improvement to the site but the question I have is with the lighting and are we going to have adequate lighting providing two poles in this location? We have extended the parking lot and the entrance area doesn't seem to be lit.

MR. COPPOLA: Well, the entrance area here?

MR. MINUTA: Well, the overall area for employee parking for the site and the entrance itself, in other words, we have lighting on the north and south side of the parking lot, I don't see anything where people will actually be walking.

MR. COPPOLA: Well, her entrances are lit so they're okay there, we could add site light here, we can probably add one here, that's probably also a good point.

MR. MINUTA: It would help to even out the illumination of the lot.

MR. COPPOLA: That's a good suggestion.

MR. ARGENIO: Mark, are you on board with that?

MR. EDSALL: Yeah, to be honest with you, I wanted to get input from you folks cause this is in a commercial area but is more of a residential nature, it's an existing site, there's really the parking lot is almost identical in size to what was there so I'm glad to hear you giving some suggestions.

MR. MINUTA: I'd like some more illumination, we can screen that from any neighboring properties.

MR. EDSALL: The fixtures that he picked are very appropriate for this type of use, would it make sense where the 7 foot 6 dimension near the walkway and two spaces to add one there, is that where you were looking?

MR. MINUTA: Yes, within that area I think that would be good.

MR. EDSALL: So the three would do it you think? I agree.

MR. COPPOLA: He's saying one over here too.

MR. EDSALL: On the end?

MR. MINUTA: Sort of define if you can define the parameter of the property with the lamps that would be a good thing.

MR. COPPOLA: Yes, then you've got one basically at the four sides.

MR. SCHLESINGER: Dumpster?

MR. COPPOLA: I spoke about that with Mark, I don't think you want a dumpster for this type of property, if anything, we could note a Rubber-Maid two can enclosure.

MR. SCHLESINGER: I'm not sure what you mean for this type of property?

MR. COPPOLA: Well, I don't think it generates as much waste that would require a dumpster, they'd be putting their trash in cans, so I don't think you want a dumpster enclosure is what I'm saying.

MR. ARGENIO: So your plan will have a note that says there will be no dumpsters on this site?

MR. COPPOLA: Well or I could--

MR. SCHLESINGER: If you don't want to have a dumpster, I don't know whether there's a code that says you have to have a dumpster, I think relative--

MR. EDSALL: I looked at it from the standpoint that this site as it exists now doesn't have one and they shred a lot of the records as medical records and whatever, if it was a medical site that had medical waste, that doesn't get thrown in the dumpster anyway.

MR. SCHLESINGER: What about some sort of enclosure for the garbage cans?

MR. COPPOLA: We'll show that, it's probably going to be here, they can come out and put it there, we'll just, it's going to be like a Rubber-Maid.

MR. SCHLESINGER: From an anesthetic point of view so nobody has to look at it, the wind blows off the top of the garbage cans.

MR. MINUTA: Town pickup?

MR. VAN LEEUWEN: Yes.

MR. SCHLESINGER: I had another question, Mark, is there a difference between employee parking and customer parking?

MR. EDSALL: There isn't but in this particular case because the two spaces to the left are the least preferred spaces to have people go in and out of we asked them to use those as the employee spaces cause they would be pretty much parked and stay there cause

you're backing in and out in front of the access.

MR. SCHLESINGER: I understand what you're saying theoretically that never happens though.

MR. EDSALL: Well, we can only hope.

MR. SCHLESINGER: You understand what I'm saying, I mean, I make my employees park somewhere else because they're going to park wherever is convenient for them, if you were the owner of the business you would turn around and say I'm going to park there because I don't want anybody else to have a problem.

MR. EDSALL: And you do have at least two professional owners that are there so it's a good chance that they may very well take those two and other employees will park someplace else, they seemed willing at the workshop to say that would make sense that we park there, that's why we were kind of nudging them in the direction.

MR. SCHLESINGER: It's legitimate parking spots regardless of who parks there?

MR. EDSALL: Correct.

MR. SCHLESINGER: We just would like the employees to park there.

MR. VAN LEEUWEN: Is this going to be put on a slab?

MR. COPPOLA: No, actually, you can see there's going to be a crawl space up in the back, there's a basement, it's a split level house, there's a basement underneath here.

MR. VAN LEEUWEN: I know the property.

MR. COPPOLA: This will be a crawl space in the rear.

MR. VAN LEEUWEN: How high?

MR. COPPOLA: Above grade probably three feet, I've got an elevation here so--

MR. VAN LEEUWEN: Just want to see, don't want to see that become offices.

MR. COPPOLA: It has to be accessible, by the way, you're worried about the basement, no.

MR. SCHLESINGER: Three feet above grade you need some sort of handicapped ramp.

MR. COPPOLA: The ramp is in the front, the front of the office is accessible, the front door is accessible so--

MR. VAN LEEUWEN: Because it's ground level.

MR. COPPOLA: It's a flush floor, the ramp curves in.

MR. ARGENIO: Who polices that ADA requirement, do you do that?

MR. BABCOCK: Absolutely.

MR. ARGENIO: So even if it's not shown on the plan through some oversight that the planning board should miss it you're sure to see that there's, it's ADA compliant?

MR. BABCOCK: Yeah, we pretty much get it.

MR. ARGENIO: Did this applicant have a public hearing at the zoning board?

MR. BABCOCK: Yes, absolutely.

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MR. ARGENIO: Andy, you were there, Mike was there, somebody was there, did anybody come?

MR. COPPOLA: I knew you were going to ask that, I don't remember anybody coming to be honest.

MR. KRIEGER: I don't think so.

MR. ARGENIO: Because we have to make a determination on that here tonight, I want to go through some procedural things, I'll accept a motion that the New Windsor Planning Board take lead agency on this application.

MR. MINUTA: So moved.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the Blooming Grove Turnpike site plan. If there's no further discussion, I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: They have been referred to DOT, Mark, they're going to have to get a permit for that?

MR. EDSALL: Yeah.

MR. BABCOCK: We can handle that.

MR. EDSALL: I look at this one as a not a unique case but a case where it's a ministerial action, there's

already a driveway there, all they're looking to do is square it off and clean it up, I don't think this is an issue of is the DOT going to agree to put it there.

MR. ARGENIO: I agree, it's been referred to Orange County Planning and they have told us to make a local determination, under SEQRA, in my opinion this is a minor impact, anybody agrees with me, I'll accept a motion that we declare negative dec for this application.

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for 339 Blooming Grove Turnpike site plan. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Now I'm going to leave it to you guys about the public hearing. Neil, Howard, Joe, Henry, they had a public hearing at the zoning board and you heard what the people on the dais their response was about the public hearing.

MR. VAN LEEUWEN: Waive public hearing.

MR. ARGENIO: What's your guys' opinion of it? I'd like to know what everybody's opinion is.

MR. MINUTA: I'm open to waiving it.

MR. BROWN: Yes.

MR. MINUTA: Make a motion we waive the public hearing.

MR. VAN LEEUWEN: Second it, it's not a big deal.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board per its discretionary judgment waive the public hearing on 339 Blooming Grove Turnpike site plan amendment. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Just I should say this I'm a big fan of public hearings because, you know, especially if it's not going to hold the applicant up.

MR. VAN LEEUWEN: I'm not.

MR. ARGENIO: I am Henry because you'll find one day it will keep you out of the soup and I don't cook well.

MR. VAN LEEUWEN: I don't either.

MR. ARGENIO: Mark, there's some--

MR. EDSALL: Comments are very minor.

MR. ARGENIO: I do have one question for Mr. Coppola, though, the side yard, the side yard values in the bulk table are still wrong as previously noted, the required

values are 20-40, why would they still be wrong? That implies that it's been discussed with you.

MR. COPPOLA: I see it's 40, we have a 45 foot on the bulk table and with the side yard we have 20 and 20 plus.

MR. ARGENIO: I understand, I'm asking you why they're still--

MR. COPPOLA: I wish I had a better answer but we'll correct that.

MR. ARGENIO: You've got the message?

MR. COPPOLA: Yes.

MR. ARGENIO: I think these bullets are minor.

MR. EDSALL: They're very minor.

MR. ARGENIO: Paving detail it's an issue of pictorial issue with the spacing count and that note on the--

MR. EDSALL: And we've got the bond estimate and my comments as you indicated are very minor, I would say you have mine plus the two fixtures, light fixtures that were identified during the review.

MR. MINUTA: I have a question.

MR. ARGENIO: One second, Joe, just one second, one thing I don't have up here Mark I don't have anything from the highway superintendent or fire guy, do we have any issue with that?

MR. EDSALL: Well, I don't think you're going to have a problem with the highway superintendent because we're eliminating an access.

MR. ARGENIO: What about the fire marshal?

MR. EDSALL: Fire--

MR. BABCOCK: You should get it before you stamp the plan.

MR. EDSALL: I don't anticipate a probably but should have it on record.

MR. ARGENIO: I think you're right, that's a pretty minor thing here but certainly it should be subject to that. Okay, I'm sorry, Joe, go ahead.

MR. MINUTA: I'm looking at this, we see edge of existing pavement to remain and then edge of the pavement, we're not doing curbing or wheel stops here.

MR. COPPOLA: There's probably wheel stops on the detail cause it's just precast.

MR. MINUTA: Thank you.

MR. ARGENIO: Anthony, one other thing so I don't have to go through and digest these plans, you have prescribed one of those catch basin traps where the water percs into the soil, is that right?

MR. COPPOLA: That's correct.

MR. ARGENIO: That will be installed?

MR. COPPOLA: Yes.

MR. ARGENIO: This area of Town is very conducive to this because unlike where I live out in and Neil lives out in Station, this is all sand and gravel, is that right?

MR. EDSALL: That's correct, just about the site plan

in this area, this configuration Anthony has put on a notation if they run into a pipe, he finds out about it, he's already agreed that if he finds something he'll let me know, we can always re-evaluate it.

MR. ARGENIO: If nobody has anything else, I'll accept a motion for final approval subject to the things that I'll read in.

MR. MINUTA: So moved.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the 339 Blooming Grove Turnpike site plan subject to the following, some cleanup of some notes on the plan, i.e., side yard value tables still incorrect, but Mr. Coppola is going to correct that, indication of number of parking spaces provided on the plan should be corrected, Mr. Coppola will correct that, he will also provide us with an acceptable pavement detail to Mark and we'll leave it with Mark to tie that down, you're going to have to get together with Mark and get a bond estimate, Mr. Coppola and Mike, you'll see to it that this gets to Mr. McDonald and you guys or Myra you'll take care of that?

MS. MASON: Yes.

MR. ARGENIO: Okay, if there's no further discussion.

MR. EDSALL: Two light fixtures being added.

MR. ARGENIO: Two light fixtures.

MR. EDSALL: Before the building permit gets issued they would need to have the permit from the DOT.

MR. ARGENIO: And you're going to have to do something

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for us, Mr. Coppola, for those garbage cans inasmuch as it's a commercial establishment and Mike we'll leave that with you. Neil, you don't have a problem with that? You brought that up.

MR. SCHLESINGER: No.

MR. ARGENIO: Okay, if there's nothing further, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Good luck.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/22/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 5-33

NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993
APPLICANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/09/2005	WORKSHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/22/2006

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 5-33

NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993

APPLICANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/24/2005	MUNICIPAL HIGHWAY	/ /	
ORIG	10/24/2005	MUNICIPAL WATER	/ /	
ORIG	10/24/2005	MUNICIPAL SEWER	/ /	
ORIG	10/24/2005	MUNICIPAL FIRE	/ /	
ORIG	10/24/2005	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

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PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-33

NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993

APPLICANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/24/2005	EAF SUBMITTED	/ /	
ORIG	10/24/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/24/2005	LEAD AGENCY DECLARED	/ /	
ORIG	10/24/2005	DECLARATION (POS/NEG)	/ /	
ORIG	10/24/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/24/2005	PUBLIC HEARING HELD	/ /	
ORIG	10/24/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	10/24/2005	PRELIMINARY APPROVAL	/ /	
ORIG	10/24/2005		/ /	
ORIG	10/24/2005	LEAD AGENCY LETTER SENT	/ /	

**COUNTY OF ORANGE**

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

05-33

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Planning Board

Reference/County ID No.: NWT01-06M
Tax Parcel ID: 47-1-1

Applicant: Felix Vega & Michele Winchester-Vega

Proposed Action: Site Plan

Reason for Review: Within 500' NYS Route 94

Date of Full Statement: January 26, 2006

Comments:

The Department has received the above site plan, and offers the following:

- This project will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department recommends that the Board proceed with its decision-making review process.

County Recommendation: Local Determination

***Approved subject to the following modifications and/or conditions:**

Date: January 31, 2006

Reviewed By: Kathy V. Murphy


David Church, AICP
Commissioner of Planning

"IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning."



RESULTS OF P.B. MEETING OF: October 24, 2005

PROJECT: Michelle Wixchester - Vegas P.B. # 05-33

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y____N____

M)____S)____VOTE: A____N____

TAKE LEAD AGENCY: Y___N___

CARRIED: Y N

M)___S)___ VOTE: A___N___

CARRIED: Y_____N_____

PUBLIC HEARING: _____ **WAIVED:** _____ **CLOSED:** _____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y___ 1 Abstain (Mason)

REFER TO Z.B.A.: M) A S) S VOTE: A 4 N 0

RETURN TO WORK SHOP: Y___N___

APPROVAL:

M) .. S) _____ VOTE: A _____ N _____ APPROVED: _____

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

Developmental Coverage
Parking Variance - pre-existing deficiency



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session

Date: NOVEMBER 14, 2005
AGENDA - 7:30 p.m. - Roll Call

PRELIMINARY MEETINGS:

WEEKS IN
SIDE YARD
NO VARIANCE NEEDED
SET UP
FOR P/H
SET UP
FOR P/H

1. **SAM IANNOLO, JR. (05-69)** Request for 23 ft. Front Yard Setback for proposed deck at 5 Elizabeth Lane in an R-3 Zone (33-1-23)
2. **DR. MICHELE WINCHESTER-VEGA (05-70)** Request for .55 acre lot area and; 20 ft. Front Yard Setback and; 4.9 ft. side yard setback and; 23% Developmental Coverage and; 5 parking spaces for proposed addition to existing doctor's office at 339 Blooming Grove Tpk. in a PO Zone (47-1-1)
3. **LEWIS EVANGELISTO (for Detoro) (05-71)** Request for

GARAGE:	7 ft. Side Yard Setback and; 1.2 ft. Rear Yard Setback
SHED:	7.5 ft. Side Yard Setback
HOUSE:	17.5 ft. Front Yard Setback and; 1.5 ft. Side Yard Setback

For existing garage, shed and house at 45 Merline Avenue in an R-4 Zone (13-12-14.1)

SET UP
FOR P/H
SET UP
FOR P/H
Set up for
P/H

4. **JORG FRISCHKNECHT (05-72)** Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage at 2 Oak Ridge Drive in an R-4 Zone (16-1-10)
5. **ROBERT MCKNIGHT, JR. (05-73)** Request for 4 ft. Side Yard Setback for Proposed 24' X 24' attached garage at 51 Birchwood Drive in an R-4 Zone (40-1-1)
6. **JOHN LEWIS (05-74)** Request to re-establish non-conforming residence use in PI zone at 1113 River Road (20-2-49) - **USE VARIANCE**

PUBLIC HEARINGS:

APPROVED

7. **MT. AIRY ESTATES (05-55)** Request for 17 ft. Rear Yard Setback for proposed single-family house at 2029 Independence Drive (corner lot) in an R-3 Zone (77-1-12)

APPROVED

8. **MT. AIRY RESTATES (05-56)** Request for 17 ft. Rear Yard Setback for proposed single-family house at 2657 Liberty Ridge in an R-3 Zone (64-2-24)

APPROVED

9. **ROBERT KIRO (05-60)** Request for 27 ft. Rear Yard Setback for proposed rear deck at 7 Stonecrest Drive in an R-4 Zone (19-3-11)

APPROVED

10. **MICHAEL BUSWEILER (05-61)** Request for 9 ft. Side Yard Setback and; 9 ft. Rear Yard Setback for proposed 12 ft. X 18 ft. shed (300-11-A-1-B) at 219 Dairy Lane in a CL Zone (78-9-21)

APPROVED

11. **LOUIS LUPINACCI (05-62)** Request for 27.5 ft. Minimum Lot Width for Lot #1 and Lot #2 of proposed two-lot residential subdivision on Lake Road in an R-1 Zone (57-1-98)

(SEE OTHER SIDE)

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 05-33

DATE: 10-27-05

APPLICANT:

#1 ZBA 11-14-05

**Michele Winchester-Vega
2 Harvey Way, Newburgh, New York 12550**

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 10-19-05

FOR: SITE PLAN

LOCATED AT: 339 Blooming Grove Turnpike

ZONE: PO

DESCRIPTION OF EXISTING SITE: SEC: 47 BLOCK: 1 LOT: 1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Area Type Variances Required for Front Yard Setback, Development Coverage. (ZBA may wish to issue variances for pre-existing non-conformances for Lot Area, Side Yard and off-street parking).

TOWN OF NEW WINDSOR CODE: Bulk Tables


Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **05-33**

ZONE: **PO**

USE: **A-5**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA	43,560 s.f.	0.45 acre	0.55 acre
MIN. LOT WIDTH	125	160+	-
REQUIRED FRONT YARD	45	57.5 / 25	- / 20
REQUIRED SIDE YARD	20	15.1	4.9
REQUIRED TOTAL SIDE YARD	40	n/a	-
REQUIRED REAR YARD	50	n/a	-
REQUIRED FRONTAGE	70	417+	-
MAX. BLDG. HT.	35	<35	-
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	n/a	-	-
DEVELOPMENTAL COVERAGE	20%	43	23%
O/S PARKING SPACES	20	15	5

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF:

New Windsor

P/B APP. NO.:

05-33

WORK SESSION DATE:

4 Jan 05

PROJECT: NEW

OLD

X

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

new plan

PROJECT NAME:

Wincheck-Vega SP

REPRESENTATIVES PRESENT:

Anthony Coppola

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

X

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

Rt 94

STND CHECKLIST:

PROJECT
TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

SUBDIVISION

(Streetlights)

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

Y N

Ready For Meeting

Y N

Recommended Mtg Date

CANT RE HAN ARANDA until after 30 days



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/ VILLAGE OF: New Windsor

P/B APP. NO.: 05-37

WORK SESSION DATE: Dec 7 2005

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED: Prob No

RESUB. REQ'D: yes

PROJECT NAME: Winchester Vega

REPRESENTATIVES PRESENT: Joe Sanders + Mario (L.A.C.)

MUNICIPAL REPS PRESENT:
BLDG INSP. _____
ENGINEER ☒ _____
P/B CHMN _____

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

not done yet

they will 20
submit 10
plans 12
12

plans are so we
can send to
DOT + DCSP

* call me when in
MYRA

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date _____

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: 339 BLOOMING GROVE TPK SITE PLAN AMENDMENT
(OFFICE BUILDING SITE PLAN)(WINCHESTER-VEGA)
PROJECT LOCATION: 339 B.G.T. (EASTERLY CORNER - NYS ROUTE 94 & CAESARS LN)
SECTION 47 - BLOCK 1 - LOT 1
PROJECT NUMBER: 05-33
DATE: 26 OCTOBER 2005
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION AT THE REAR OF
THE EXISTING OFFICE BUILDING.

1. The property is located in the PO zoning district of the Town. The existing building is utilized (to my understanding) as a mix of office and professional office occupancies. The proposed site plan amendment is for a single story 765 s.f. addition at the rear of the building.

The "required" bulk information shown on the plan is correct, with the exception of the total side yard value, which should be 40'. The site appears to comply with the minimum requirements, with the exception of a pre-existing non-conforming value for lot area. The proposed plan layout also creates an increased non-conformance for front yard setback off Caesars Lane and an increased non-conformity for lot coverage, which requires that the Planning Board forward this application to the Zoning Board of Appeals for area type variances. (also see comment regarding parking, below).

It is my recommendation that the Board deem the application "incomplete", since the Board can take no action on this application until such time that all necessary variances are obtained.

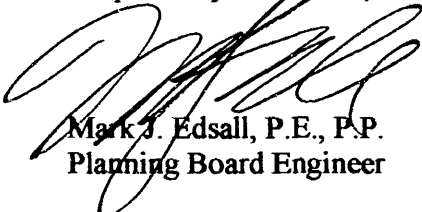
2. With regard to off street parking, the applicant has provided a parking calculation based on the uses and building areas. I have the following comments:
 - The architect should verify that the existing building areas are gross floor areas.
 - The site plan indicates the addition will be for office use, and the parking table indicates it will be for medical use. Correct to be consistent.

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- Both the existing and proposed parking calculation indicates division by 150 for medical area. Correct to indicate division by 175.
 - The existing site has a parking deficiency of 5 spaces. The proposed site also has the same deficiency. If the application was not going to the ZBA, I would recommend it be considered continuation of a pre-existing condition. *Since the application is going there anyway, I recommend they obtain the parking variance.*
3. The plan is for an amendment only, and is before the board for a referral to the ZBA. My initial/general comments are as follows:
- A handicapped parking detail with all dimensions and striping/sign requirements should be provided.
 - The applicant should consider making the space opposite, to the south, the handicapped space, which would be more convenient access.
 - The plan should include information on how the existing entrance is to be closed. It may be appropriate to remove the pavement, fill/topsoil and seed the area, and plant a row of ornamental landscape trees. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
 - The bulk table should be corrected to indicate the needed variances and the values needed for each.
4. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review. *Perhaps we can do a joint referral with the Zoning Board of Appeals.*

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-33-26Oct05.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/26/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-33

NAME: 339 BLOOMING GROVE TURNPIKE PA2005-993

APPLICANT: FELIX VEGA AND MICHELE WINCHESTER-VEGA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/24/2005	REC. CK. #3765	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Hei
10/26/05

PB # 05-33 • application fee •

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1022-2005

10/26/2005

Winchester-Vega, Michelle
339 Blooming Grove Tpk.
New Windsor, NY 12553

Received \$ 125.00 for Planning Board Fees, on 10/26/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 47 Block 1 Lot 1

BUILDING DEPARTMENT PERMIT NUMBER PA - _____

1. Name of Project 339 Blooming Grove Turnpike
2. Owner of Record Felix Vega and Michele Winchester-Vega Phone (845) 562-9816
Address: 2 Harvey Way, Newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Michele Winchester-Vega Phone (845) 562-9816
Address: 2 Harvey Way, Newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Anthony J. Coppola, R.A. Phone (845) 561-3559
Address: Coppola Associates, 3 Washington Center, Maple Building, 2nd Floor, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Anthony J. Coppola, R.A. (845) 561-3559 (845) 561-2051
(Name) (Phone) (fax)
7. Project Location: On the North side of NYS Route 94 and Caesars Lane
(Direction) (Street)
8. Project Data: Acreage .45 Zone PO School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-33

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Increase the number of parking spaces due to a new addition to the existing building.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

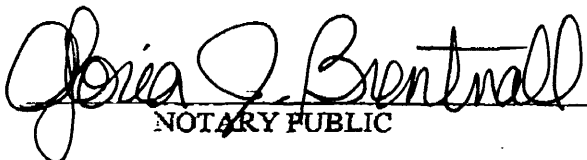
THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19th DAY OF October 2005


(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)


NOTARY PUBLIC

Anthony J. Coppola, R.A. of Coppola Associates
Please Print Agent's Name as Signed

GLORIA J. BRENTNALL
Notary Public, State of New York
No. 01BR6039818

Qualified in Orange County
Commission Expires April 10, 2006

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Michele Winchester-Vega, deposes and says that he resides
(OWNER)
at 2 Harvey Way, Newburgh, New York 12550 in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. _____ Block _____ Lot _____)
designation number (Sec. 47 Block 1 Lot 1) which is the premises described in
the foregoing application and that he designates:

Anthony J. Coppola, R.A. of Coppola Associates

(Agent Name & Address)

3 Washington Center, Maple Building, 2nd Floor, Newburgh, New York 12550

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

19th DAY OF October 2005

Gloria J. Brentnall
NOTARY PUBLIC

** [Signature]
Owner's Signature (MUST BE NOTARIZED)

[Signature]
Agent's Signature (If Applicable)

[Signature]
Professional Representative's Signature

Anthony J. Coppola

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

GLORIA J. BRENTNALL
Notary Public, State of New York
No. 01BR6039818
Qualified in Orange County
Commission Expires April 10, 2006

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. X Properties within 500' of site
11. X Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|----------|-------------------------------------|
| 22. | <u>X</u> | Landscaping |
| 23. | <u>X</u> | Exterior Lighting |
| 24. | <u>X</u> | Screening |
| 25. | <u>X</u> | Access & Egress |
| 26. | <u>X</u> | Parking Areas |
| 27. | <u>X</u> | Loading Areas |
| 28. | | Paving Details (Items 25 - 27) |
| 29. | | Curbing Locations |
| 30. | | Curbing through section |
| 31. | <u>X</u> | Catch Basin Locations |
| 32. | | Catch Basin Through Section |
| 33. | | Storm Drainage |
| 34. | | Refuse Storage |
| 35. | | Other Outdoor Storage |
| 36. | | Water Supply |
| 37. | | Sanitary Disposal System |
| 38. | | Fire Hydrants |
| 39. | <u>X</u> | Building Locations |
| 40. | <u>X</u> | Building Setbacks |
| 41. | | Front Building Elevations |
| 42. | | Divisions of Occupancy |
| 43. | | Sign Details |
| 44. | <u>X</u> | Bulk Table Inset |
| 45. | | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>X</u> | Building Coverage (sq. ft.) |
| 47. | <u>X</u> | Building Coverage (% of total area) |
| 48. | | Pavement Coverage (sq. ft.) |
| 49. | | Pavement Coverage (% of total area) |
| 50. | | Open Space (sq. ft.) |
| 51. | | Open Space (% of total area) |
| 52. | <u>X</u> | No. of parking spaces proposed |
| 53. | <u>X</u> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. _____ A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: _____

Licensed Professional

Anthony J. Coppola, R.A.

Date

10/19/05

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

2001/05/19
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

The project property, 339 Blooming Grove Turnpike,
Town of New Windsor, County of Orange, State
of New York is not in a flood zone.



Anthony J. Coppola, R.A.

10/19/05
Dated

PROJECT I.D. NUMBER

617.20

SEQR


Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Michele Winchester-Vega		2. PROJECT NAME 339 Blooming Grove Turnpike	
3. PROJECT LOCATION: Municipality Town of New Windsor County County of Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Southeast corner of Route 94 and Caesars Lane, Town of New Windsor, County of Orange, State of New York.			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Increase the number of parking spaces due to a new addition to the existing building.			
7. AMOUNT OF LAND AFFECTED: Initially .45 acres Ultimately .45 acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly An Area Variance request will be issued if desired parking is approved.			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: Mixed Use - Professional / Office			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals An Area Variance for the addition setback and additional parking will require approval.			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: Michele Winchester-Vega		Date: 10/19/05	
Signature: 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

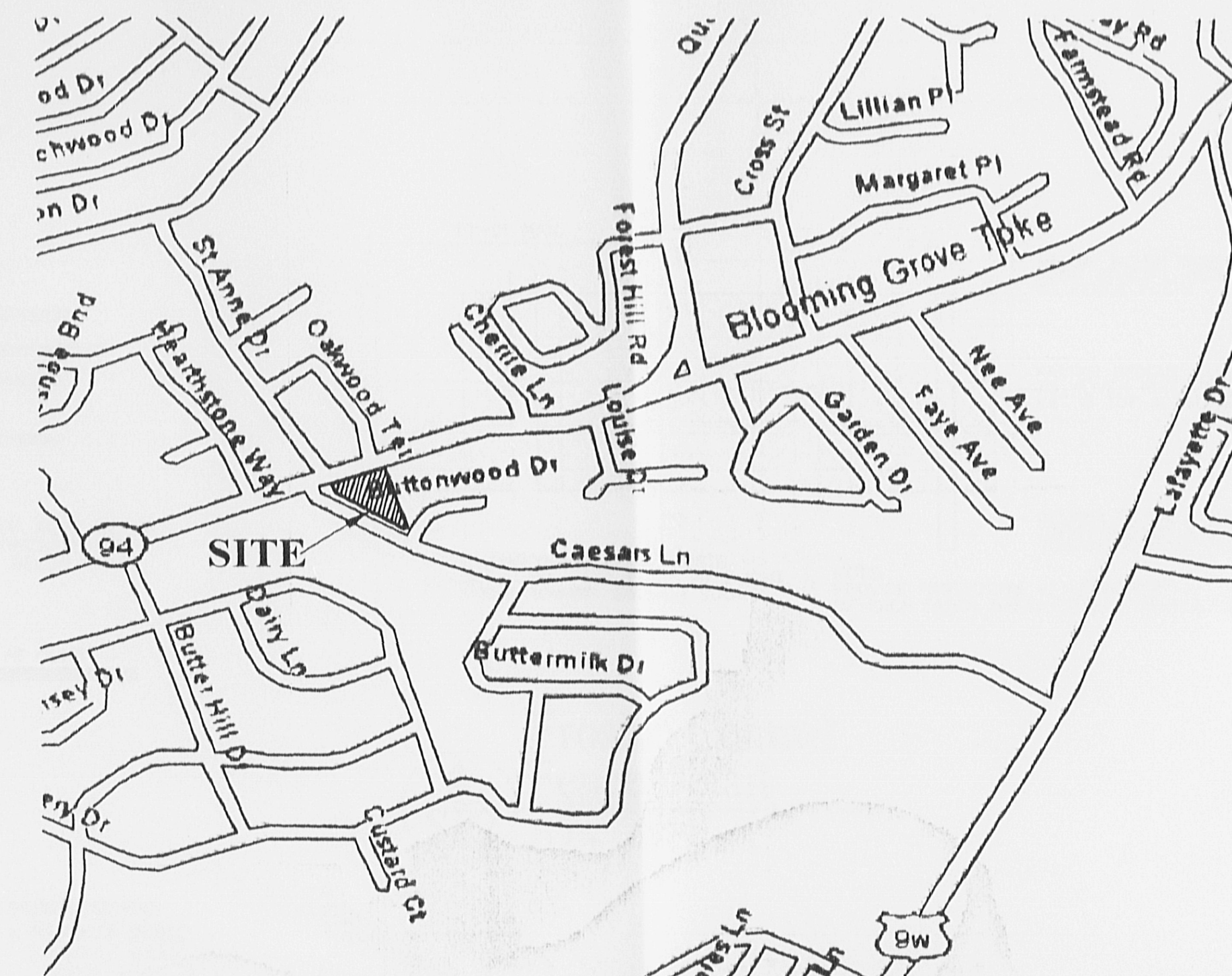
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR. PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR. PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly. No C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly. No C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly. No C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly. No C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. No C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. No C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. No	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency _____	
Print or Type Name of Responsible Officer in Lead Agency _____	Title of Responsible Officer _____
Signature of Responsible Officer in Lead Agency _____	Signature of Preparer (if different from responsible officer) _____
Date _____	

Landscaping Schedule:				
Symbol	Latin Name	Common Name	Size	Quantity
A	Acce Palmetum 'Bloodgood'	Japanese Maple	5'	3
B	Rhododendron Catawbiense	Rhododendron	36" tall	5
C	Cornus Florida	Flowering Dogwood	2 1/2" to 3" caliper	2
D	Euonymus Alatus Compactus	Dwarf Burning Bush	48"	10



2 Location Map
SP1 N.T.S.

Bulk Table Requirements for PO (Mixed Use) Zoning District

Town of New Windsor, N.Y.

Requirements	Required	Existing	Proposed	Variance
Minimum Lot Size	1 Acre	0.45 Acre *	0.45 Acre *	0.55 Acre *
Lot Width	125 feet	162.9 / 255.59 Feet	162.9 / 255.59 Feet	—
Front Yard Setback	45 feet	57.5 / 28.2 * Feet	57.5 / 25 * Feet	0 / 20 Feet*
Rear Yard Setback	50 feet	N/A	N/A	—
Side Yard Setback	20 feet/ 40 feet combined	15.1 * / 79 feet	15.1 * / 79 feet	4.9' / 0 feet
Max. Building Height	35 feet	< 35 feet	< 35 feet	—
Required Street Frontage	70 feet	162.9 / 255.59 Feet	162.9 / 255.59 Feet	—
Floor Area Ratio	N/A	N/A	N/A	—
Development Coverage	20%	37%	43% *	23% *
Parking Space Size	9'-0" x 19'-0"	9'-0" x 19'-0"	9'-0" x 19'-0"	—
Required HC Parking	1	1	1	—
Required Parking	19	9 **	14 ***	5*

* Non-Conforming ZONING VARIANCE GRANTED ON MONDAY, 12-12-05 APPEAL # 05-70
SIGN VARIANCE GRANTED ON MONDAY, 12-12-05 APPEAL # 05-70
Applicant/Owner: Felix Vega and Michele Winchester Vega

Parking Calculation:

** Existing Parking - Medical 1 Space per 175 S.F. = 1558 S.F. / 175 = 8.9 = 9
- Office 1 Space per 150 S.F. = 850 S.F. / 150 = 5.6 = 6
- Total Parking Spaces Required = 14 + 1 HVC = 15
- Total Parking Spaces Provided = 9 + 1 HVC = 10 (5 less than required)

*** Proposed Parking - Medical 1 Space per 175 S.F. = 2323 S.F. / 175 = 13.27 = 14
- Office 1 Space per 150 S.F. = 850 S.F. / 150 = 5.6 = 6
- Total Parking Spaces Required = 19 + 1 HVC = 20
- Total Parking Spaces Provided = 14 + 1 HVC = 15 (5 less than required)

Site Notes for PO (Mixed Use) Zoning District

Town of New Windsor, N.Y.

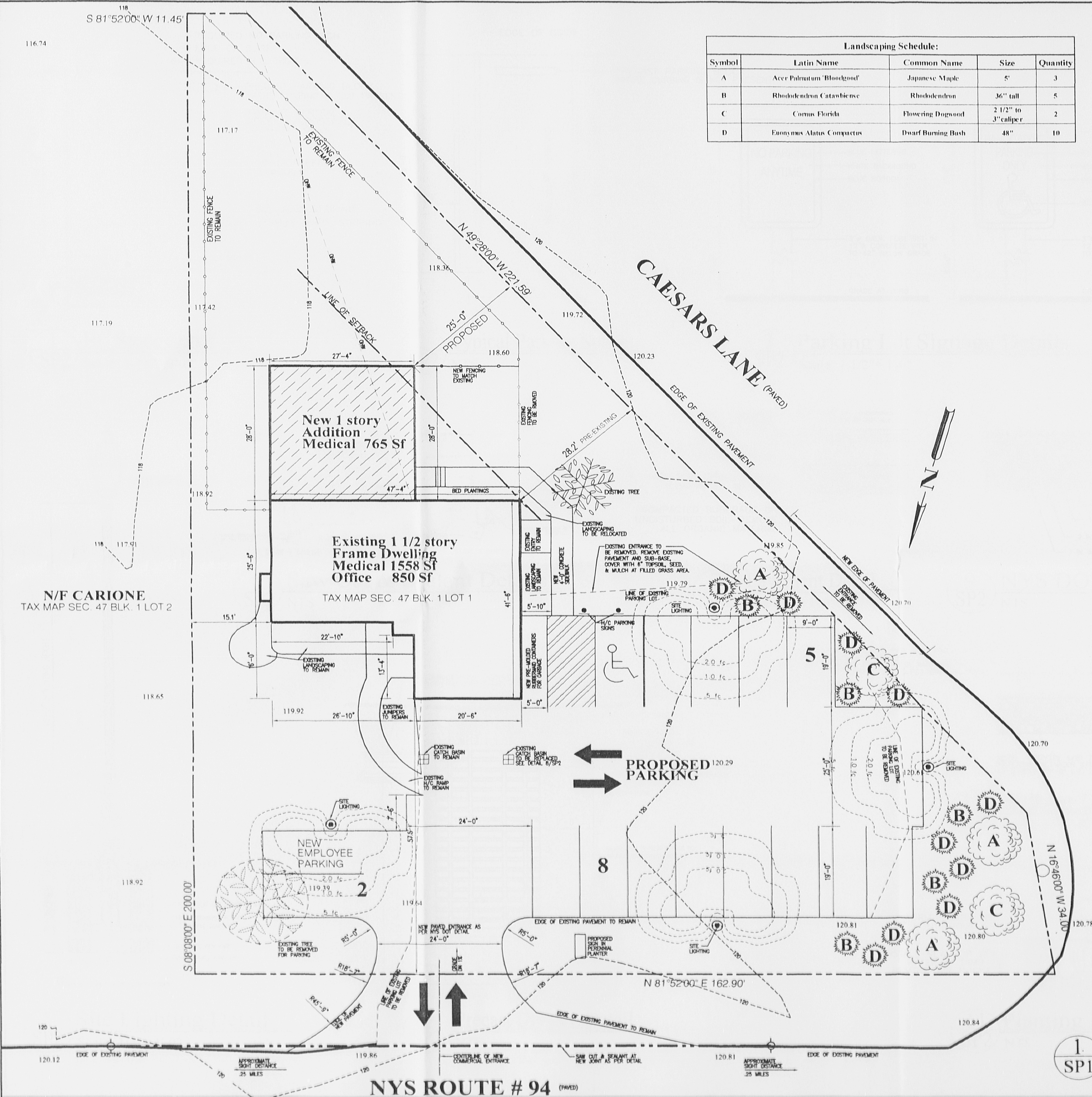
Space Allocation	Existing Use	Proposed Use
Basement Level - 850 Sf.	Office	Office
First Floor Level - 708 Sf.	Medical	Medical
Second Floor Level - 850 Sf.	Medical	Medical
Addition (First Floor Level) - 765 Sf.		Medical

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY - 2 2006

By: [Signature] Chairman

1 Site Plan
SP1 1"=10'-0"



COPPOLASSOCIATES

Design, Architecture & Planning

3 Washington Center
Second Floor
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
coppolassociates@verizon.net



LICENSE NUMBER: 018849

Proposed 1 Story Office Addition at

339 Blooming Grove
Turnpike

New Windsor, NY

SITE PLAN AND
SITE DETAILS

REVISIONS

DATE

3/8/06

PROJECT NUMBER

05-97

SHEET NUMBER

SP1

of 2

